067.A	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,200 / 835,200
					USE VALUE:	835,200 / 835,200
					ASSESSED:	835,200 / 835,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YUDOWSKI GUILLERMO
Owner 2:	GLEISER JULIETA
Owner 3:	
Street 1:	10 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HART MARY P -
Owner 2:	O KEEFE JOHN E -
Street 1:	10 OAK HILL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,866 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1559 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7866.000	376,000		459,200	835,200
Total Card	0.181	376,000		459,200	835,200
Total Parcel	0.181	376,000		459,200	835,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.64 | /Parcel: 535.6

Legal Description

User Acct

128356

GIS Ref

GIS Ref

Insp Date

10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	375,200	0	7,866.	459,200	834,400	834,400	Year End Roll	12/18/2019
2019	101	FV	304,400	0	7,866.	426,400	730,800	730,800	Year End Roll	1/3/2019
2018	101	FV	260,000	0	7,866.	426,400	686,400	686,400	Year End Roll	12/20/2017
2017	101	FV	260,000	0	7,866.	373,900	633,900	633,900	Year End Roll	1/3/2017
2016	101	FV	260,000	0	7,866.	341,100	601,100	601,100	Year End	1/4/2016
2015	101	FV	244,900	0	7,866.	301,800	546,700	546,700	Year End Roll	12/11/2014
2014	101	FV	244,900	0	7,866.	285,400	530,300	530,300	Year End Roll	12/16/2013
2013	101	FV	244,900	0	7,866.	271,600	516,500	516,500		12/13/2012

!5765!

PRINT

Date	Time
12/10/20	20:36:28

LAST REV

Date	Time
04/16/19	15:04:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5765

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HART MARY P,	69829-259		8/25/2017		790,000	No	No		
HART MARY P,	55938-71		11/30/2010	Convenience	1	No	No		
RUCH JOHN K/ETA	27703-559		9/25/1997		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2018	988	New Wind	11,800	C				
1/4/2017	4	Re-Roof	5,900	C				
4/8/2011	244	Redo Kit	17,000					
6/9/2009	460	Manual	2,850					
6/20/2001	501	Dormers	67,000	C				REAR DORMER
11/1/1994	582		12,000	C				REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	BS	Barbara S
4/3/2009	Meas/Inspect	345	PATRIOT
5/9/2002	Permit Visit	PM	Peter M
11/8/1999	Meas/Inspect	163	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7866		Sq. Ft.	Site		0	70.	0.83	12									459,184						459,200	

Total AC/HA: 0.18058 | Total SF/SM: 7866 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 459,184 | Spl Credit | Total: 459,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32340062
Const Adj.:	1.08889127
Adj $ / SQ:	151.309
Other Features:	99050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394093
Depreciation:	18128
Depreciated Total:	375965

COMMENTS

BSMT SINK GAS LOG FP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

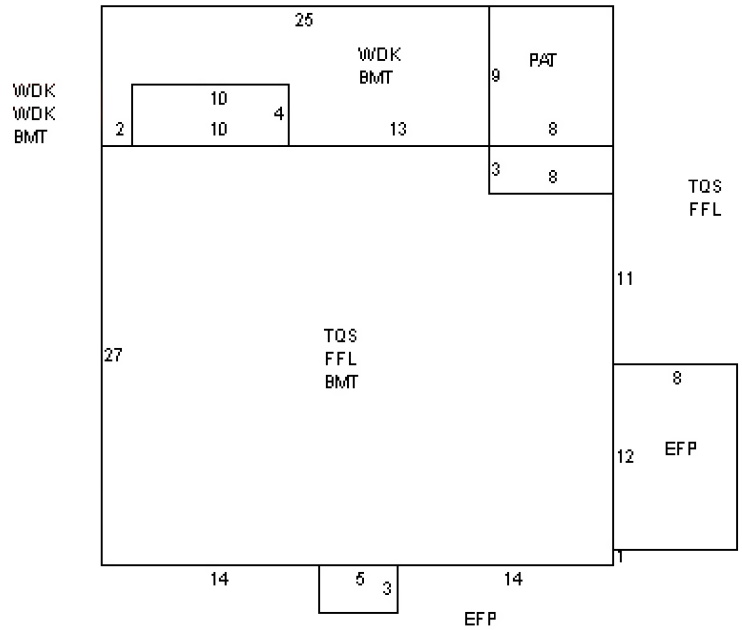
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	151.31
Special Features:	0	Val/Su Net:	121.33
Final Total:	376000	Val/Su SzAd	241.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	45.390	49,569
FFL	First Floor	891	151.310	134,816
TQS	3/4 Story	668	151.310	101,112
WDK	Deck	265	10.640	2,820
EFP	Enclos Porch	111	56.350	6,255
PAT	Patio	72	6.530	470

Net Sketched Area:	3,099			Total:	295,042
Size Ad	1559.25	Gross Are	3322	FinArea	1559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	